



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, FEBRUARY 09, 2010

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Absent
Secretary	Jeff Trykoski	Present
Commissioner	Stephen Hulse	Present
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Absent
Commissioner	John Hamilton	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 p.m.

Staff present: John Lettelleir, Director of Development Services; Scott Ingalls, Development Coordinator; Judy Egúez, Planner; Ross Culbertson, Planner; Courtney Kuykendall, City Attorney; Lori Chapin, Sr. Civil Engineer; Joel Fitts, Sr. Traffic Engineer; Paul Siebert, Deputy Chief; John Gillette, Fire Marshal; and Kristen Johnson, Administrative Assistant.

APPROVAL OF MINUTES

- 2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting on January 26, 2010.**

Commissioner Hulsey moved to approve the minutes. Commissioner Hamilton seconded the motion. Motion carries. Vote: 4-0. Minutes approved.

CONSENT AGENDA

Commissioner Hamilton moved to pull Item 3 for review.

Commissioner Trykoski moved to approve Items 4-7. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0. Items approved.

Following discussion on Item 3, Commissioner Hamilton moved to approve. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0. Item 3 approved.

3. **Preliminary Plat:** Dominion at Panther Creek, Phase 4B (PP09-0003)
 Owner(s): Panther Creek Venterure, LP. and City of Frisco
 61 Single Family lots and one common area lot on 25.0± acres, 3,000± feet north of Eldorado Parkway, 1,800± feet west of Hillcrest Road. Zoned Planned Development-2-Residential Village. Neighborhood #9. JE
4. **Site Plan:** Preston North Estates, Block A, Lot 58 - Preston Park North (SP10-0001)
 Owner(s): City of Frisco
 A park on one lot on 0.8± acre on the northeast corner of Lebanon Road and Preston North Drive. Zoned Planned Development-24-Mobile Home. Neighborhood #23. SM
5. **Site Plan:** Beal Aerospace Addition, Lot 3, Block 1 (SPRP10-0001)
 Owner(s): City of Frisco
 A railroad exhibit museum on one lot on 12.4± acres on the south side of Cotton Gin Road, west of the Burlington Northern Railroad. Zoned Industrial. Neighborhood #23. MW
6. **Call a Public Hearing:** Planning & Zoning Commission
 Owner(s): City of Frisco
 A request to call a public hearing to amend Article I, Section 11, Changes and Amendments to all Zoning Ordinances and Districts and Administrative Procedures of the Comprehensive Zoning Ordinance regarding the Organization and Duties of the Planning & Zoning Commission. SI
7. **Call a Public Hearing:** Off-Street Parking Requirements
 Owner(s): City of Frisco
 A request to call a public hearing to amend the Comprehensive Zoning Ordinance, Article IV, Section 4, Subsection 4.07(A) - Parking Requirements and Subsection 4.07(B) - Stacking Requirements. RC

PUBLIC HEARINGS

8. **Public Hearing - Specific Use Permit:** Eldorado Commons, Block A, Lot 4 (SUP09-0011)

Owner(s): Greenway-Eldorado, LP.

A request for a Specific Use Permit for a Child Day Care Center on one lot on 2.3± acres on the east side of Legacy Drive, 1,260± feet south of Eldorado Parkway. Planned Development-171-Retail. Neighborhood #46. RC

Ross Culbertson reviewed staff comments with the Commission and recommended approval.

Commissioner Hamilton moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0.

There being no one to speak, Commissioner Hamilton moved to close the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Trykoski moved to approve. Commissioner Hamilton seconded the motion. Motion carries. Vote: 4-0. Item approved.

9. **Preliminary Site Plan :** Eldorado Commons, Block A, Lots 1-4 (PSP09-0004)

Owner(s): Greenway-Eldorado, LP.

Two restaurants, a retail building, and a child day care facility on four lots on 6.2± acres on the east side of Legacy Drive, 660± feet south of Eldorado Parkway. Zoned Planned Development-171-Retail. Requested zoning is a Specific Use Permit for a Child Day Care Center. Neighborhood #46. RC.

Ross Culbertson reviewed staff comments with the Commission and recommended approval.

Following review and discussion, Commissioner Trykoski moved to approve. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0. Item approved.

10. **Public Hearing - Specific Use Permit:** SUP1993-0008

Owner(s): Life Changing Faith Christian Fellowship

A request to rescind Ordinance No. 94-01-08 granting a Specific Use Permit (S-13) for Private Club on 0.5± acre on the southwest corner of Main Street and Seventh Street. Zoned Original Town Commercial with a Specific Use Permit for a Private Club (S-13) and for a Hotel/Motel (S-29). Neighborhood #20. JE.

Judy Eguez reviewed staff comments with the Commission and recommended approval.

Commissioner Hamilton moved to open the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0.

There being no one to speak, Commissioner Hamilton moved to close the public hearing. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Hamilton moved to approve the

request to rescind. Commissioner Trykoski seconded the motion. Motion carries. Vote: 4-0. Item approved.

11. **Public Hearing - Specific Use Permit: SUP1996-0019**

Owner(s): Life Changing Faith Christian Fellowship

A request to rescind Ordinance No. 96-10-08 granting a Specific Use Permit (S-29) for Hotel/Motel on 0.5± acre on the southwest corner of Main Street and Seventh Street. Zoned Original Town Commercial with a Specific Use Permit for a Private Club (S-13) and for a Hotel/Motel (S-29). Neighborhood #20. JE.

Judy Eguez reviewed staff comments with the Commission and recommended approval.

Commissioner Hamilton moved to open the public hearing. Commissioner Richardson seconded the motion. Motion carries. Vote: 4-0.

There being no one to speak, Commissioner Hamilton moved to close the public hearing. Commissioner Richardson seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Hamilton moved to approve the request to rescind. Commissioner Trykoski seconded the motion. Motion carries. Vote: 4-0. Item approved.

GENERAL INFORMATION

12. Update on the results of the February 2, 2010 City Council meeting. RC.
Ross Culbertson updated the commission on the results from the February 2, 2010 City Council meeting.

13. Scheduling of future Discussion Items. SI.
There were no discussion items to add to a future agenda.

ADJOURN

There being no further business, Commissioner Trykoski moved to adjourn the meeting at 6:46 p.m. Commissioner Hulsey seconded the motion. Motion carries. Vote: 4-0. Meeting adjourned.

Dave Wilcox, Chairperson

Jeff Trykoski, Secretary